

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

30 Elvin Drive, Kinglake Vic 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000 & \$950,000

Median sale price

Median price \$811,000 Property Type House Suburb Kinglake

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	40 Elvin Dr KINGLAKE 3763	\$945,000	07/10/2023
2	10-12 Grandview Cr KINGLAKE CENTRAL 3757	\$940,000	26/04/2024
3	3240 Healesville Kinglake Rd KINGLAKE 3763	\$940,000	23/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

03/06/2024 11:31

30 Elvin Drive, Kinglake Vic 3763

Integrity

William Verhagen

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Indicative Selling Price

\$930,000 - \$950,000

Median House Price

Year ending March 2024: \$811,000



3 2 8

Property Type: House

Land Size: 6905 sqm approx

Agent Comments

Comparable Properties



40 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 4

Price: \$945,000

Method: Private Sale

Date: 07/10/2023

Property Type: House

Land Size: 5155 sqm approx



10-12 Grandview Cr KINGLAKE CENTRAL 3757 (REI)

Agent Comments

4 2 2

Price: \$940,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 4472 sqm approx



3240 Healesville Kinglake Rd KINGLAKE 3763 (REI) **Agent Comments**

3 2 9

Price: \$940,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 1920 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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